

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - FEBRUARY 18, 1970

Appeal No. 10307 Sellers Real Estate Inc. (Hot Shoppes), appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, the following Order was entered at the meeting of the Board on February 24, 1970.

EFFECTIVE DATE OF ORDER - April 17, 1970

ORDERED:

That the appeal for permission to establish a gas station at the northeasterly corner of South Capitol St. and Southern Avenue, S.E., part of parcel 247/55, near Square 6242, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in a C-3-A District.
2. The property is presently improved with a building which has been used as a restaurant facility.
3. Appellant proposes to construct a four bay gasoline service station.
4. The site measures 33,500 square feet on which will be erected two pump islands.
5. Four driveways shall provide ingress and egress to the service facility.
6. A 25 foot easement is to be provided in order that restaurant customers may enter from Southern Avenue.
7. All repairs conducted upon the subject premises are to be in accord with the "Gasoline Service Station Authorized Uses", established by the Department of Licenses and Inspections dated February 1, 1962.

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8. No objection to the granting of this appeal was registered at the public hearing.
9. The Department of Highways and Traffic offers no objection to the granting of this appeal.

OPINION:

We are of the opinion that the granting of this appeal to establish a gasoline service station will not create dangerous or other objectionable traffic conditions. Additionally, the Board is of the opinion that the granting of this appeal is in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to adversely affect the use of neighboring property.

This Order shall be subject to the following conditions:

- (a) Authorized uses are to be included in any lease given on the subject premises.
- (b) Any lighting used to illuminate the gasoline service station shall be so arranged so that all direct rays of light are confined to the area of the site.
- (c) No vehicular entrance or exit to the service station and no part of the service station itself shall be within 25 feet of any residential district.
- (d) No entrance or exit driveway shall be closer than 25 feet to a street intersection as measured from the intersection

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- (e) All grease pits or hoists hereafter constructed or established as part of the gasoline service station shall be within a building.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_  
CHARLES E. MORGAN  
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.